

041.A

0002

0073.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

715,200 / 715,200

USE VALUE:

715,200 / 715,200

ASSESSED:

715,200 / 715,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
71		PARK ST, ARLINGTON

OWNERSHIP

Unit #: 73

Owner 1: NEMESH JAMES C & ANN

Owner 2:

Owner 3:

Street 1: 73 PARK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WINTERBLE SCOTT P -

Owner 2: MUCCI CARA G -

Street 1: 71-73 PARK ST UNIT 73

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Vinyl Exterior and 1654 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7850												G8	1.			

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	715,200			715,200		280891
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	715,200	0	.	.	715,200		Year end	12/23/2021				
2021	102	FV	703,400	0	.	.	703,400		Year End Roll	12/10/2020				
2020	102	FV	691,600	0	.	.	691,600	691,600	Year End Roll	12/18/2019				
2019	102	FV	676,300	0	.	.	676,300	676,300	Year End Roll	1/3/2019				
2018	102	FV	618,900	0	.	.	618,900	618,900	Year End Roll	12/20/2017				
2017	102	FV	559,100	0	.	.	559,100	559,100	Year End Roll	1/3/2017				
2016	102	FV	559,100	0	.	.	559,100	559,100	Year End	1/4/2016				
2015	102	FV	537,700	0	.	.	537,700	537,700	Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT			ACTIVITY INFORMATION		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
WINTERBLE SCOTT	56031-85		12/10/2010		535,000	No	No			7/25/2019	Mail Update	MM	Mary M
LOCKE BENJAMIN	51231-259		5/29/2008		555,000	No	No			5/31/2018	Measured	DGM	D Mann
MAHONEY WILLIAM	47492-23		5/23/2006		542,000	No	No			4/9/2007	External Ins	BR	B Rossignol
										2/16/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 8	- Condo TnHs.			Full Bath: 3	Rating: Very Good																			
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																			
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																			
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																			
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																			
Sec Wall: 1	%			OthrFix: 1	Rating:																			
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1							# Units: 1								
Color: WHITE				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Very Good			Other																
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																
Grade: B - Good				CONDOS INFORMATION				Lvl 2																
Year Blt: 2005	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdict: G8	Fact: .			Floor: M - Multi-Level				Totals	RMS: 6	BRs: 3	Baths: 3	HB: 1												
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL												
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	3													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.2 %	Additions: 2005																		
Prim Int Wal: 1	- Drywall			Functional:	%	Kitchen:																		
Sec Int Wall: 1	%			Economic:	%	Baths:																		
Partition: T	- Typical			Special:	%	Plumbing:																		
Prim Floors: 3	- Hardwood			Override:	%	Electric:																		
Sec Floors: 1	%			Total: 4.2 %		Heating:																		
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	6	3													
Subfloor:				Basic \$ / SQ: 250.00		COMPARABLE SALES																		
Bsmnt Gar:				Size Adj.: 0.86275697		Rate	Parcel ID	Typ	Date	Sale Price														
Electric: 3	- Typical			Const Adj.: 0.99989998																				
Insulation: 2	- Typical			Adj \$ / SQ: 215.668																				
Int vs Ext: S				Other Features: 75079																				
Heat Fuel: 2	- Gas			Grade Factor: 1.33																				
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.29999995																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100	% AC: 100			LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 746571																				
% Com Wal	% Sprinkled			Depreciation: 31356																				
				Depreciated Total: 715215																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS																								
PARCEL ID 041.A-0002-0073.0																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:										

UnSketched SubAreas:
GLA: 1654,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,654	215.670	356,714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc